



STAFF REPORT
Committee of Adjustment
Application

Date:	May 21, 2013
To:	Chair and Members of the Committee of Adjustment North York District
From:	Allen Appleby, Director, Community Planning, North York District
Wards:	Ward 16 (Eglinton-Lawrence)
Reference:	File No. A258/13NY Address: 8 Forest Wood Application to be heard: May 23, 2013

RECOMMENDATION

Staff recommend that Committee reduce the lot coverage and building length and increase the front yard setback and rear yard setback.

APPLICATION

To construct a new three-storey detached dwelling with an integral, at grade, one car garage. The existing dwelling would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

North York Zoning By-law No. 7625

1. Existing/proposed lot area of 609.94m²
WHEREAS the minimum required lot area is 690m²;
2. Proposed lot coverage of 42.15% of the lot area (which includes the rear excavated porch)
WHEREAS the maximum permitted lot coverage is 35% of the lot area;
3. Proposed front yard setback of 4.74m
WHEREAS the minimum required front yard setback is 6.5m;
4. Proposed north side yard setback of 1.22m
WHEREAS the minimum required north side yard setback is 1.8m;
5. Proposed south side yard setback of 1.28m
WHEREAS the minimum required south side yard setback is 1.8m;

6. Proposed rear yard setback to the porch is 9.36m
WHEREAS the minimum required rear yard setback is 9.5m;
7. Proposed building length of 18.11m
WHEREAS the maximum permitted building length is 16.8m; and
8. Proposed number of storeys is 3
WHEREAS the maximum permitted number of storeys is 2.

COMMENTS

The subject property is located south of Lawrence Avenue West and east of Bathurst Street. The property is designated *Neighbourhoods* in the City of Toronto Official Plan, and is zoned R3 in former City of North York Zoning By-law No. 7625.

The applicant is proposing an increase in lot coverage, building length, building height, number of storeys, a reduction in front and rear yard setbacks and side yard setbacks. While there have been previous Committee approvals in the surrounding area, it is uncommon for there to be an application with variances to most aspects of the proposed dwelling.

The applicant is seeking a reduced front yard setback of 4.74m, where 6.5m is required. Committee approved a reduced front yard setback of 4.79m at the adjacent dwelling (6 Forest Wood) in 2009. The applicant is also proposing a reduced rear yard setback of 9.36m, where 9.5m is required, and an increased dwelling length of 18.11m where 16.8m is permitted. An increased lot coverage of 42.15% is also proposed, in lieu of 35%. There have been few Committee approvals with respect to lot coverage, with the vast majority of these between 36%-37%. These variances go hand in hand, as the reduction of coverage and length would increase the front and rear yard setbacks, and vice versa. Staff acknowledge the subject site has a lot area that is smaller than some other lots in the area. However, staff are not of the opinion this should be a reason to seek variances for the majority of performance standards with respect to building footprint and size.

The proposed dwelling is located in the former City of North York, where there are no measures for Gross Floor Area, yet the applicant is seeking to substantially increase the floor area of the proposed dwelling by including a third storey, which is not permitted in the former City of North York Zoning By-law. Staff are of the opinion the increase in length, number of storeys and lot coverage, as well as reduction in setbacks on all sides of the dwelling, result in an overdevelopment of the site and the cumulative impact of the proposed variances is significant.

As such, staff recommend that should Committee approve the application, the lot coverage and dwelling length be reduced and the front and rear yard setbacks be increased.

Respectfully submitted,

CONTACT

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SIGNATURE

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A258/13NY